



Date : 3<sup>rd</sup> February, 2025  
Our Ref. : ADCL/PLG-10301/L004

The Secretary  
Town Planning Board  
15/F., North Point Government Offices  
333 Java Road, North Point, Hong Kong

By Email

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 3 Years at Lot Nos. 1595 (Part), 1597 (Part), 1598, 1599, 1600, 1601 (Part) in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories (Planning Application No. A/YL-LFS/544)**

We refer to the latest comments from the Civil Engineering and Development Department (CEDD) and Planning Department and would like to enclose herewith our Responses-to-Comments Table with Further Information to address the abovementioned departmental comments for their consideration.

We would like to clarify that the layout has been revised to reflect the feedback from CEDD. However, there are no changes to the development parameters, including the number of parking spaces, site coverage, and the number of structures.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at .

Yours faithfully,  
For and on behalf of  
**Grandmax Surveyors Limited**

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Thomas Luk  
Planning Consultant

Encl.  
c.c. Client

## Further Information

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Table I

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Response-to-Comments

Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 3 Years at Lot Nos. 1595 (Part), 1597 (Part), 1598, 1599, 1600, 1601 (Part) in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

Department	Date	Comments	Responses to Departmental Comments
Geotechnical Engineering Office, Civil Engineering and Development Department	30.12.2024	<p>The proposed development is overlooked by steep natural hillside and meets the alert criteria for a natural terrain hazard study (NTHS). The applicant is required to submit a Geotechnical Planning Review Report (GPRR) in support of the captioned planning application. The GPRR should include a preliminary geotechnical review of the natural terrain hazards, assess the geotechnical feasibility of the proposed development, and where necessary, indicate the recommended extent of the NTHS study area and a commitment to undertake the NTHS and carry out any necessary mitigation measures, as part of the proposed development. Other essential contents of a GPRR are given in the attached GEO advice note.</p> <p>Given the temporary nature of the proposed use as open carpark of the subject site, the requirement of NTHS might make the case note economically viable. As an alternative, the north-western part of the subject site may be designated as a 'no build' zone, within which no critical facilities (i.e. facilities under Group 1 to 3 in the attached table) should be located. In particular, the proposed vehicle parking space should be located away from the 'no-build' zone. The suggested extent of the 'no-build' zone is shown in the attached Plan A. With the inclusion of the 'no-build' zone, the requirement for NTHS may be waived.</p> <p>And there is no information or updated records of the possible existence of man-made geotechnical features (i.e. slopes/ retaining walls) within the site, which might affect or be affected by the proposed development of the captioned application. In this connection, please ask the applicant to provide a recent topographical survey results and a preliminary identification of possible existence of man-made features which may affect or be affected by the proposed development.</p>	<p>Noted. Please refer to the response below.</p> <p>A 'no build' zone is incorporated into the layout, and the proposed vehicle parking space are located away from the 'no-build' zone (Please refer to revised <b>Figure 3</b>).</p> <p>To facilitate the identification of possible existence of man-made features, a topographical survey has been conducted (<b>Appendix II Refers</b>). As presented in the survey, the application site consists of flat land, with no visible slopes or retaining walls present within the area.</p>

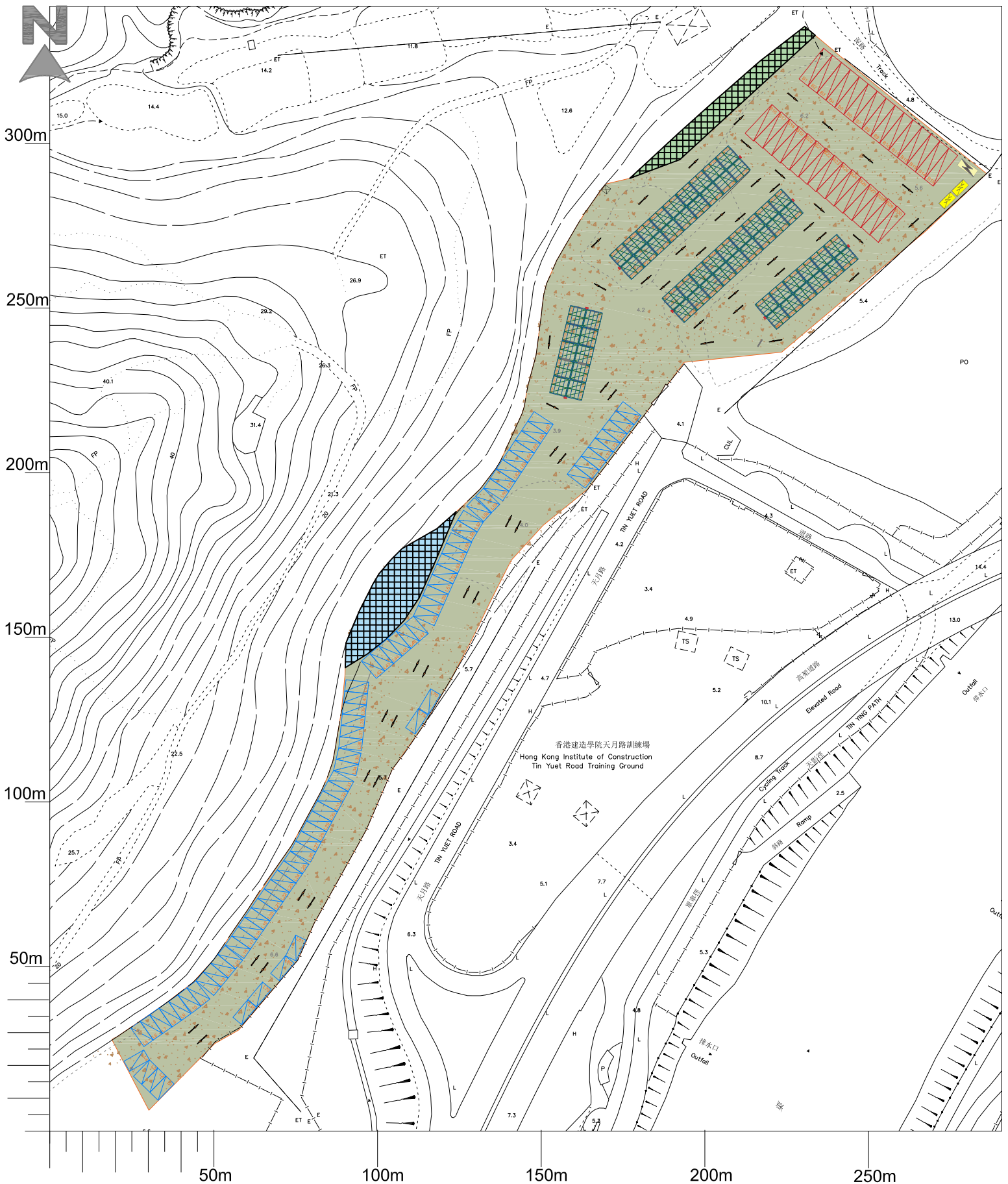
Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 3 Years at Lot Nos. 1595 (Part), 1597 (Part), 1598, 1599, 1600, 1601 (Part) in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

Department	Date	Comments	Responses to Departmental Comments
		<p>There is an existing man-made feature No. 25 W-C/C100 of approximately 4m high the northern side of the application site. As the stability of this slope feature is uncertain and it could affect or be affected by the captioned development, the applicant is recommended to relocate any proposed vehicle parking space or structures outside the 'Buffer Zone; as demarcated on the attached Plan B.</p>	<p>Noted. A 4m buffer is retained and no vehicle parking space is proposed in the buffer zone.</p>
<p>Planning Department</p>	<p>8.1.2025</p>	<p>Please clarify on whether the proposed utility installation for private project (solar photovoltaic system) is ancillary to the proposed public vehicle park rather than a separate use.</p>	<p>The proposed utility installation for private project (solar photovoltaic system) is ancillary to the proposed public vehicle park.</p>

Figure 3

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Revised Layout Plan



<p>Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 3 Years at Lot Nos. 1595 (Part), 1597 (Part), 1598, 1599, 1600, 1601 (Part) in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories</p>	
Dwg. Title - Layout Plan	<p><b>Legend -</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; border: 1px solid black; margin-right: 5px;"></span> 4m Buffer Zone away from Toe of Existing Man-Made Feature</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0e0; border: 1px solid black; margin-right: 5px;"></span> Solar Photovoltaic Panels</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0e0; border: 1px solid black; margin-right: 5px;"></span> Side Elevation Footing - 250mm(W) x 4795mm(D)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0e0; border: 1px solid black; margin-right: 5px;"></span> "No-Build" Zone (CEDD Advised)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0e0; border: 1px solid black; margin-right: 5px;"></span> Energy Storage - 6058mm(W) x 2438mm(D) x 2896mm(H)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0e0; border: 1px solid black; margin-right: 5px;"></span> Counter 2m x 2m</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0e0; border: 1px solid black; margin-right: 5px;"></span> CLP Package Substation - 4960(W) x 2390mm(D) x 2301mm(H)[2nos]</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0e0; border: 1px solid black; margin-right: 5px;"></span> Charging station - 800mm(W) x 550mm(D) x 1850mm(H)[10nos]</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0e0; border: 1px solid black; margin-right: 5px;"></span> Private Car Parking Space - 5m x 2.5m [116nos]</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0e0; border: 1px solid black; margin-right: 5px;"></span> Light Goods Vehicle Parking Space - 7m x 3.5m [81nos]</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0e0; border: 1px solid black; margin-right: 5px;"></span> Travel Bus Parking Space - 12m x 3.5m [30nos]</li> </ul>
Dwg. No. - Figure 3	Rev. A
Scale - 1:1500@A4	
Date - January 2025	



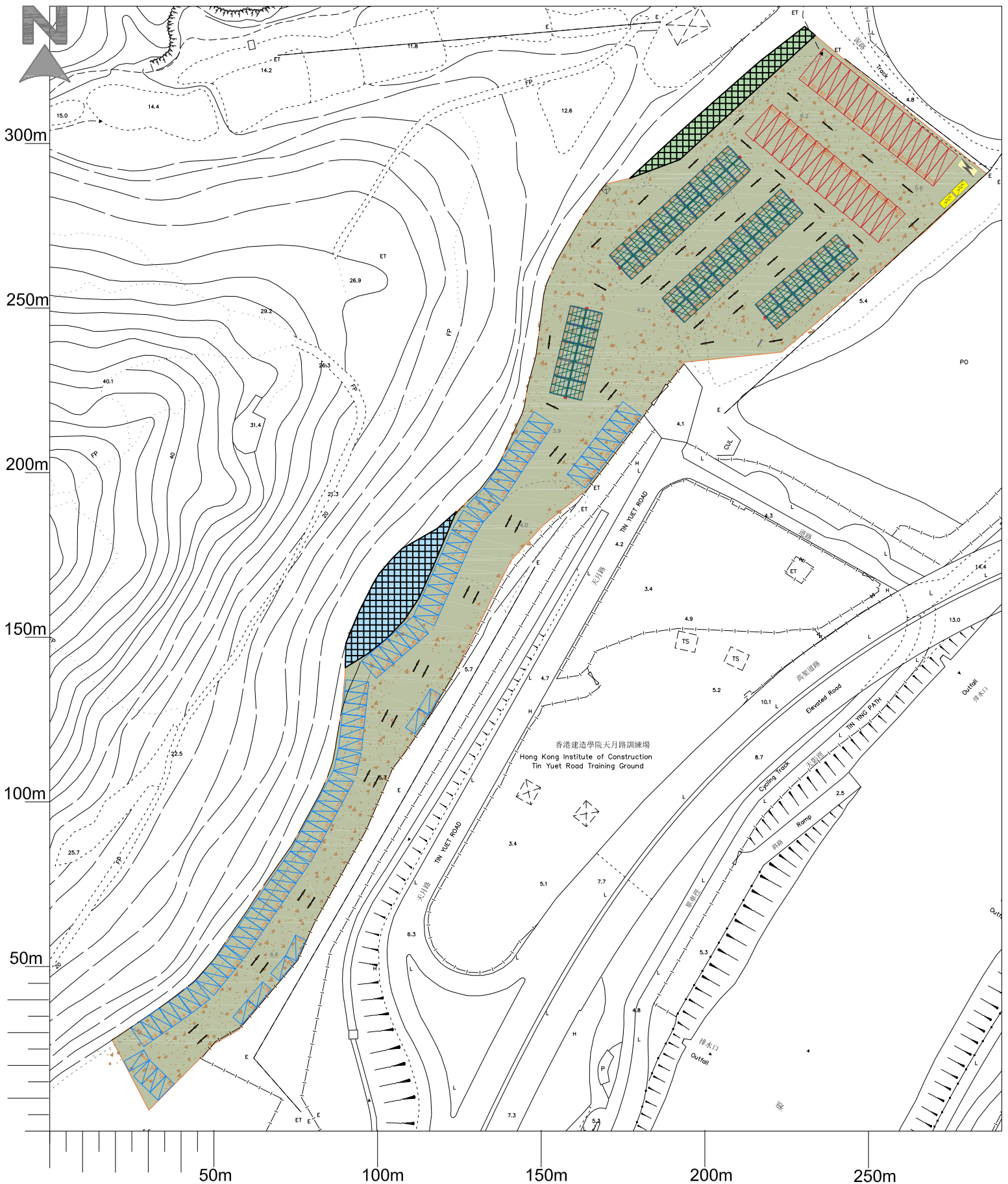
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Appendix I

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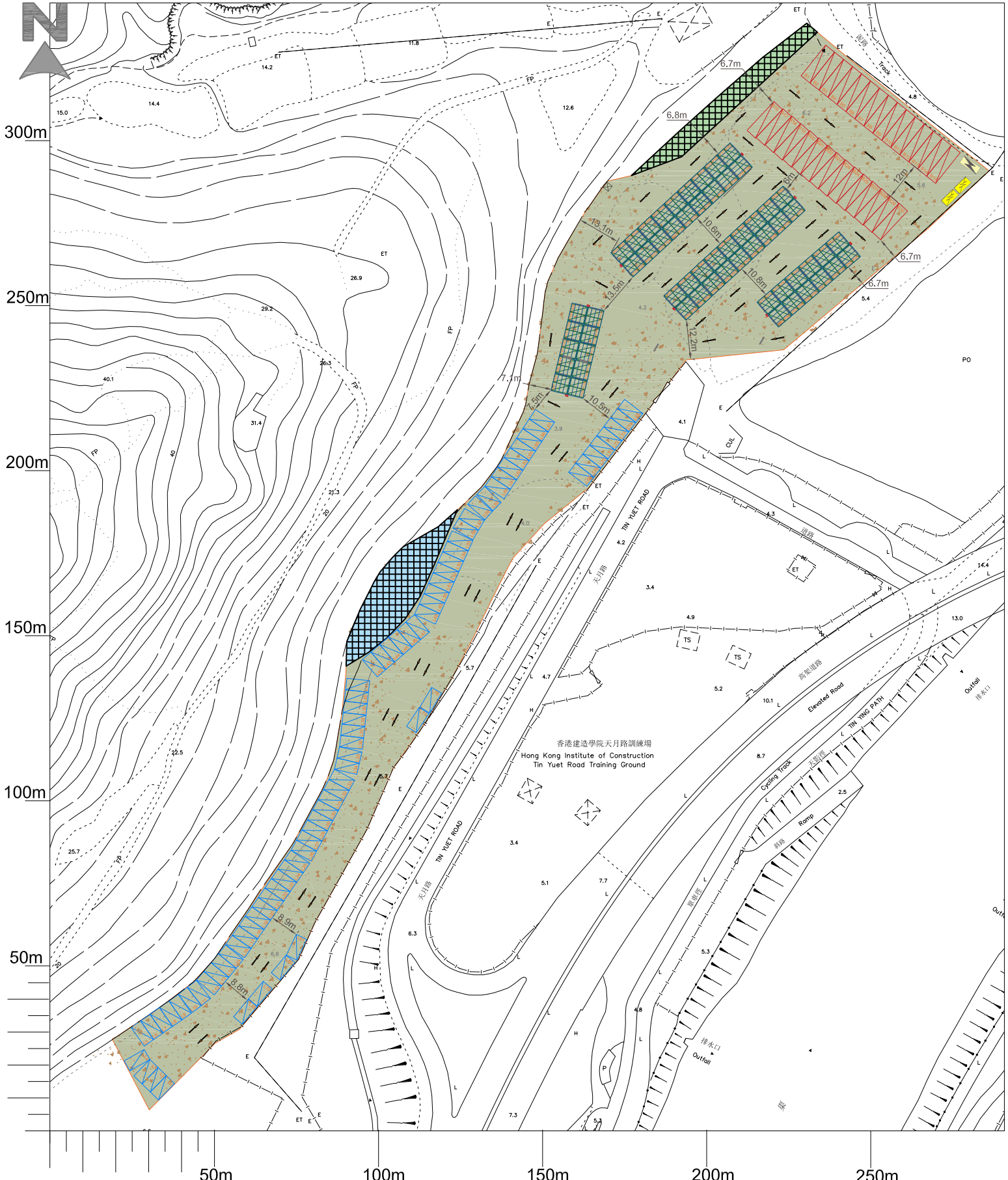
Revised Swept Path Analysis





<p>Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 3 Years at Lot Nos. 1595 (Part), 1597 (Part), 1598, 1599, 1600, 1601 (Part) in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories</p>	
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Scale - 1:1500@A4	
Date - January 2025	



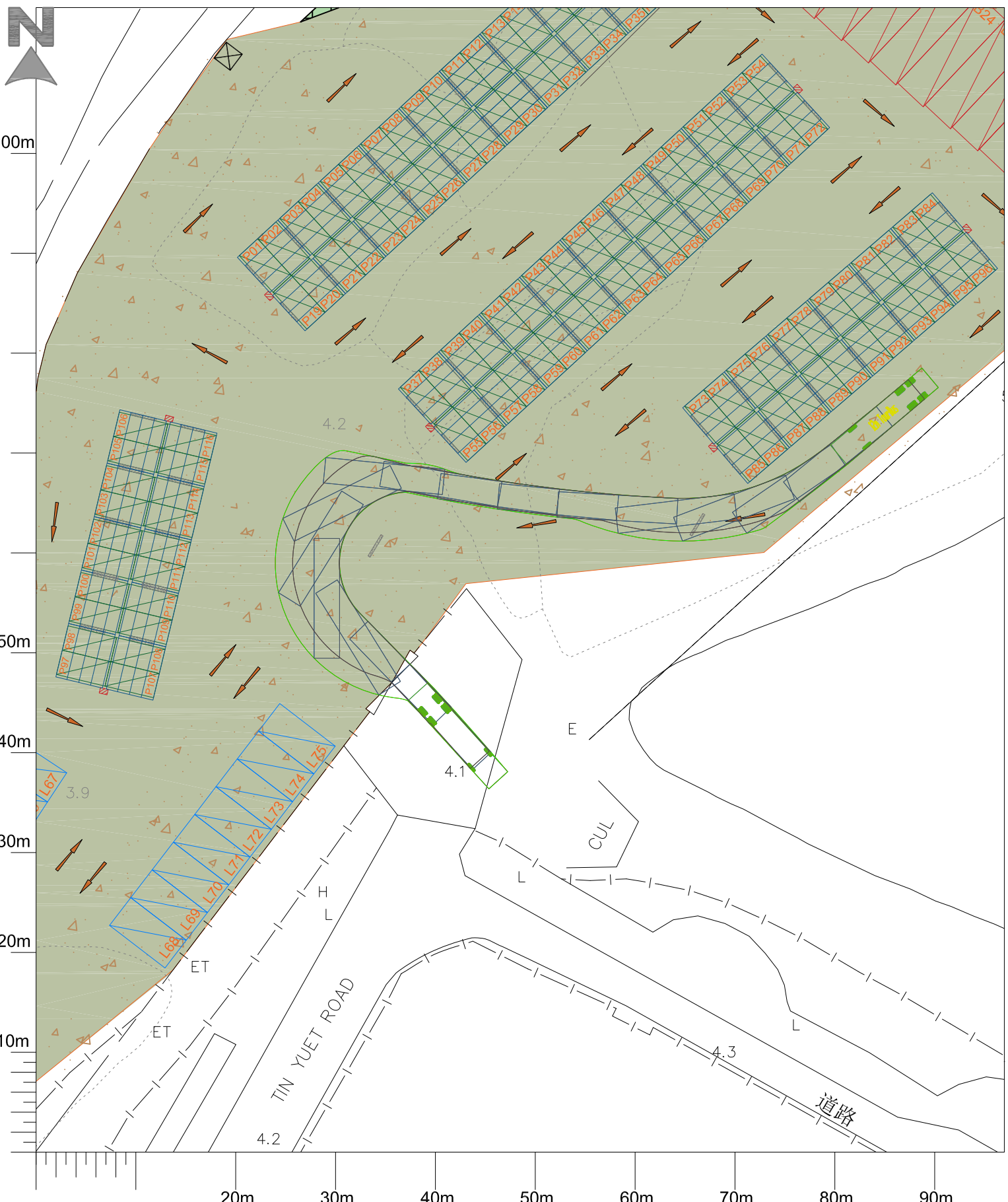


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<p>Dwg. No. - P8107-L1-SP1</p>	<p>Rev. A</p>
<p>Scale - 1:500@A4</p>	
<p>Date - January 2025</p>	





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<p>Dwg. No. - P8107-L1-SP2</p>	<p>Rev. A</p>
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<p>Date - January 2025</p>	
	



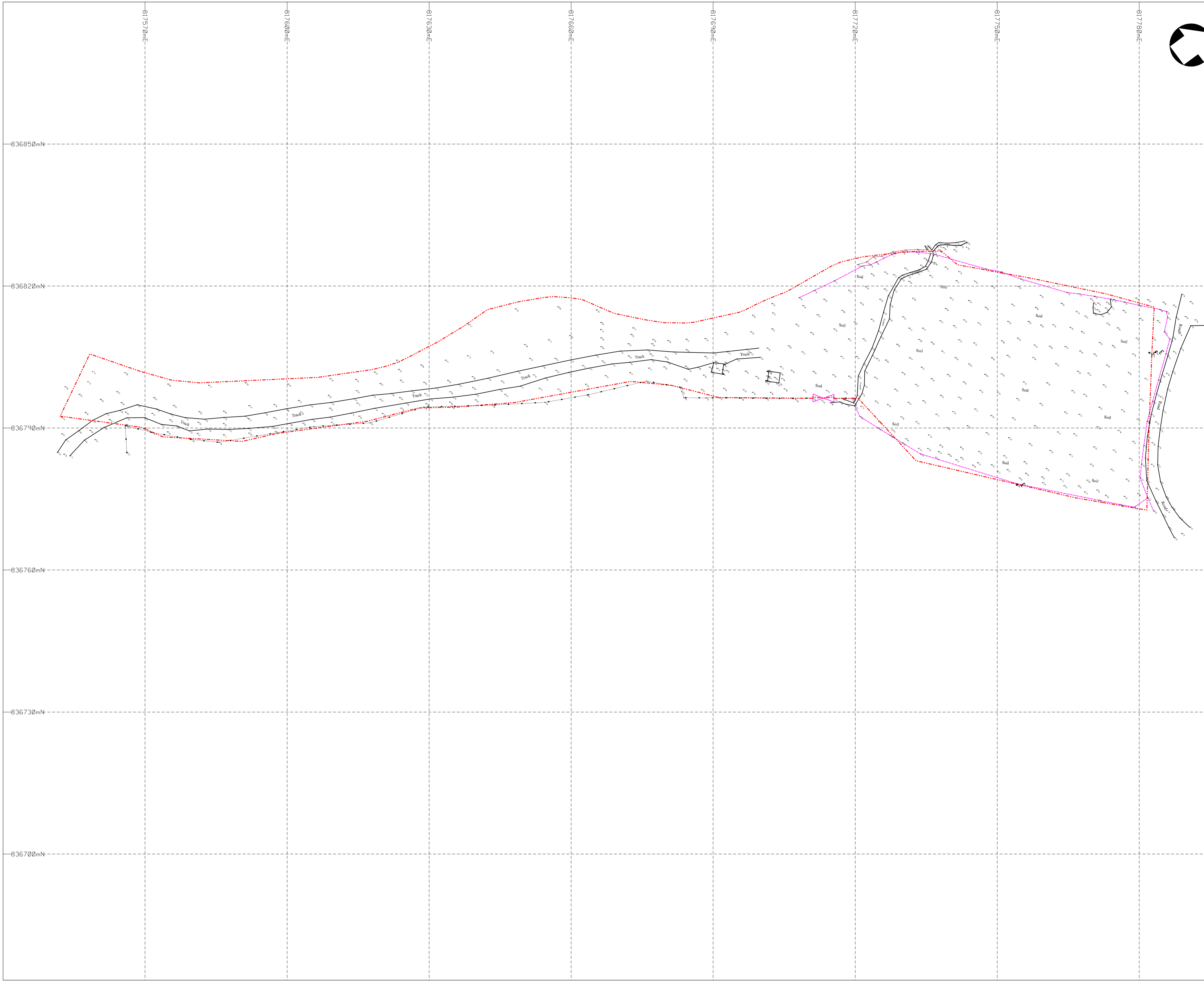
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<p>Dwg. Title - Swept Path Analysis for 12m Travel Bus</p>	<p>Legend -</p>
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<p>Scale - 1:500@A4</p>	
<p>Date - January 2025</p>	

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Appendix II

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Topographical Survey

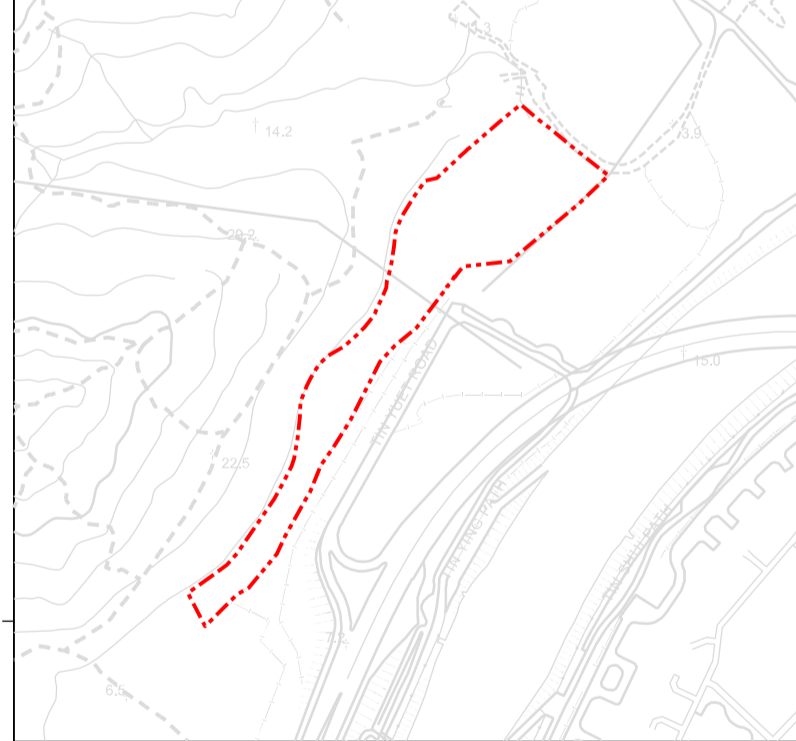
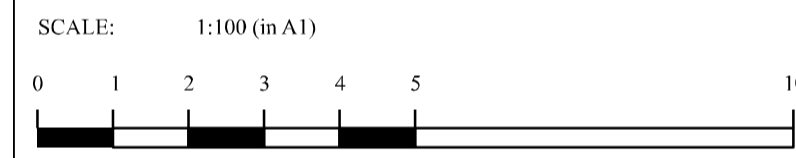


**GENERAL NOTES:**  
 1. CO-ORDINATES ARE RELATED TO HONG KONG METRIC GRID 1980  
 2. ALL LEVELS ARE IN METERS AND REFER TO HONG KONG PRINCIPAL DATUM (mPD)

**LEGEND:**

Barrier Fence	Gate
Building Outline	Grating
Fence	Inspection Chamber
Footpath	Lamp Post
Free Standing Wall	Letter Box
Hedge	Lighting Pit
Kerb	Manhole
Pipeline	Manhole Foul
Railing	Manhole Storm
Noise Barrier	Manhole Telephone
Slope Top / Slope Bottom	Manhole Waterworks
Stream Course / River	Morument
Stepped Channel	Platform
Survey Boundary	Septic Tanks
Site Boundary	Sign Board
U-Channel	Sign Pole
Vertical Cutting / Retaining Wall	Step Edge / Stair
Hoarding	Temporary Structure
Artificial Slope	Telephone Pole
Balcony / Canopy	Traffic Light
Bench	Traffic Light Control Box
Bollard at Quay	Tree
Bollard at Road	Valve
Boulder / Rock	Valve Fire
Catch Pit	Valve Gas
Column	Valve Waterworks
Draw Pit	Water Point
Electric Pit	Flower Bed
Electric Transformer	1.11 Random Level Point
Fire Hydrant	6.66L Invert Level Point
8.88TL Top Level Point	1.68UL Soffit Level Point

Rev.	Date	Drawn by	Description
0	01/2025	Lau Cheuk Yin	First Issue



Client:

**GRANDMAX SURVEYORS LIMITED**  
 俊濠測量師行有限公司

Grandmax Surveyors Limited

Specialist Contractor:

**SUNRISE**  
 SURVEYING

Sunrise Surveying Limited

Project Title:

Topographical Surveys for Lots 1595, 1597, 1598, 1599, 1600, 1601 in D.D. 129 Tin Yuet Road, Tin Shui Wai, New Territories

Drawing Title:	Lots 1595, 1597, 1598, 1599, 1600, 1601 in D.D. 129 Topographical Survey		
A1 Size	Scale: 1:600	Survey Date	January 2025
Prepared By	Lau Cheuk Yin	Checked By	Frankie Li
Project No.	SSL040/TOPO		
Drawing No.	SSL040/TOPO/ALL		